



Army Lease Expirations

30 Nov 07	Warwick Place	Carthage
30 Nov 07	Northwood Grove	Gouverneur
30 Nov 07	Thorn Hill Terrace	Lowville
30 Nov 07	Sedgwick Pines	W. Carthage
03 Jan 08	Woodcliff East	Calcium A
31 Jan 08	Gabriel Court	Watertown
31 Jan 08	Truscott Terrace	Watertown
31 Jan 08	Lonsway Hill	Clayton
31 Jan 08	Deer River Estates	Copenhagen
31 Jan 08	Mountaineer Estates	Watertown
31 Jan 08	Constitution Court	Gouverneur
31 Jan 08	Friends Settlement	Philadelphia
16 Jun 08	Woodcliff West (Pond)	Calcium B
30 Sep 10	LeRay Heights	LeRay

Contact Us

By Phone::



315-774-0460

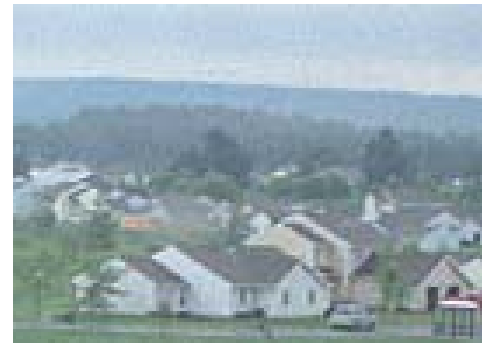
On the Web:

<http://www.drum.army.mil/garrison/pw/801housing.asp>

By E-Mail:

drum.pw801transition@us.army.mil

801 Transition Information for Leaders



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Frequently Asked Questions

Q – Where can I go to get more information regarding Army Community Housing (ACH / 801) lease expirations?

A – Current information is posted on Fort Drum site <http://www.drum.army.mil/garrison/pw/801housing.asp>. Information is posted here as soon as it is received and is the most up to date source for accurate information. You may also call 315-774-0460, a phone number dedicated solely to lease transition. E-mails can be sent to drum.pw801transition@us.army.mil.

Q - How soon before the leases end will I know what the rent will be?

A – The rents for Lowville, Gouverneur Northwood Grove, Carthage and West Carthage have been announced and can be found at the web site listed in the answer above. It is anticipated that the other owners will set rates approximately 6 months prior to the Army's lease expiration.

Q – Will rent include utilities?

A – Property owners WDC announced that utilities – gas, electric, water and sewer – will be the responsibility of the tenants. LUK has indicated that their tenants will be responsible for electric and gas, but water and sewer will be included in the rent. The owner of the Calcium properties, LeRay 300, LLC, has indicated all utilities will be the responsibility of the tenant.

Q – If I am still living in my home when the Army lease expires, will I be required to sign a traditional lease or rental agreement with the owner?

A – Yes, as the property becomes market rental, each owner will require an individual lease with any tenant still residing there. Leases for Lowville, Gouverneur Northwood Grove, Carthage and West Carthage are being offered to current tenants now. It is expected that leases will be available approximately 6 months prior to Army lease expiration for the other properties.

Q – Will someone review the leases to make sure they are adequate and legal?

A – Yes, both the Corps of Engineers and the Fort Drum Staff Judge Advocate will review the leases.

Q – Will I be required to pay a security deposit?

A – Yes. Each of the owners has said they will charge a security deposit. They have also indicated they will consider a payment plan for those tenants who remain. Lowville, Gouverneur Northwood Grove, Carthage and West Carthage all have security deposits equal to one month's rent with payment plans extended to qualified residents.

Q – If I decide to stay and I do not “clear” before the Army lease expiration, how and when will I receive BAH?

A – Your BAH will be automatically paid to you starting with the day after Army lease expiration. However, whether you are staying or not, you must clear through the Housing Office and show proof of new lease with landlord. When the new signed and accepted lease is presented to the Housing Office, you will receive a termination notice stating that you have cleared Government housing effective the date of the Army lease expiration. You may be responsible to the Government for a portion of damages that are noted in the joint inspection with the Corps of Engineers and the owners. From the date of the Army lease expiration forward you will be responsible to the owner for any new damages which may occur until move out.

Q – What if I move now, can I get on post housing before the Army lease expires?

A – Depending on availability of on post housing, you may be able to move prior to Army lease expiration. Effective 25 Jun 07 – 1 Jul 08 wait list priority changes have been made. This information can be found at the 801 Transition Web site (address listed on back cover).

Q – Will the owners continue to allow pets? Will there be additional costs involved?

A – All locations are expected to allow pets, but with restrictions. Lowville, Gouverneur Northwood Grove, Carthage and West Carthage have set \$250 pet deposits plus an additional \$10 per pet per month in rent. It is anticipated that current tenants will be grandfathered with the pets currently owned; however, the deposit and additional rental fees will still apply.

Q – How will I be notified when the owner's lease is available and what the rent will be?

A – Tenants will be notified in writing by the property owners. Additionally, Town Hall Meetings will be conducted immediately after notification is made. All information will be posted to the 801 Transition web site as it is received as well.

Q – Will the Army continue to provide bus transportation for Soldiers to and from Fort Drum?

A – No. When the Army leases expire, properties become private market rentals and the Army has no authority to continue bus service.

Q – If I sign the owner's lease, will I be able to have guests? May I make improvements to my home? Will the same policies exist that exist today?

A – The owner is under no obligation to follow the same policies that we have today. These questions will be answered once leases have been provided to the tenants to review and sign if they so choose.

Q – Will I be required to carry renter's insurance?

A – Although renter's insurance is optional, it is highly recommended to protect your personal belongings and protect you against claims from others should you or a Family member accidentally damage your neighbor's property while living in the rented home.

Q – Before the Army lease expires, will there be a final or interim inspection conducted?

A – Yes, there will be joint inspections conducted by the owners and the Corps of Engineers. This is mandated by the Army lease. You will be given advanced notice of the scheduled inspection. It is recommended that tenants resolve any damage issues for which you may be charged. If you would like assistance or guidance in this area, you may contact the Housing Division Scheduling Section at 772-4813 to arrange to have your Property Manager meet with you.

Q – Will the military clause be part of the owner's lease?

A – By law a landlord must allow move out without penalty to Soldiers who deploy for more than 60 days or during PCS / ETS. It is the owner's option to allow or not allow early termination of a lease because a Soldier is offered Government housing. It is unknown yet whether the owners will include this clause in their lease.

Up-to-the-Minute Information, Always

<http://www.drum.army.mil/garrison/pw/801housing.asp>